

A circular notary seal for Rhonda Yerkey, a Notary Public in the State of Texas. The seal features a five-pointed star in the center, surrounded by the words "NOTARY PUBLIC" and "STATE OF TEXAS". Below the star, the text "RHONDA YERKEY" is printed, followed by "Notary Public, State of Texas" and "My Commission Expires Apr. 14, 2004". The entire seal is enclosed in a decorative border.

SHEET 1 OF 5

Doc# 20030162252
Book: 9558
Page: 31
Filed: 06/27/2003 11:10:10 AM
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGER
COURTHOUSE SECU

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by near lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CLEMENTSON RANCH UNIT-1 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN CLEMENTSON RANCH UNIT-1 PUD SHALL BE THE RESPONSIBILITY OF CLEMENTSON RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. CLEMENTSON RANCH STREETS (LOT 1, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. CLEMENTSON RANCH GREENBELTS (LOT 1, BLOCK 1, LOT 1, BLOCK 8 AND LOT 2 B3, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
7. EACH RESIDENTIAL LOT MUST MAINTAIN A MINIMUM OF 1/2 ACRE OF USABLE LAND OUTSIDE OF ALL EASEMENTS.
8. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF BEXAR

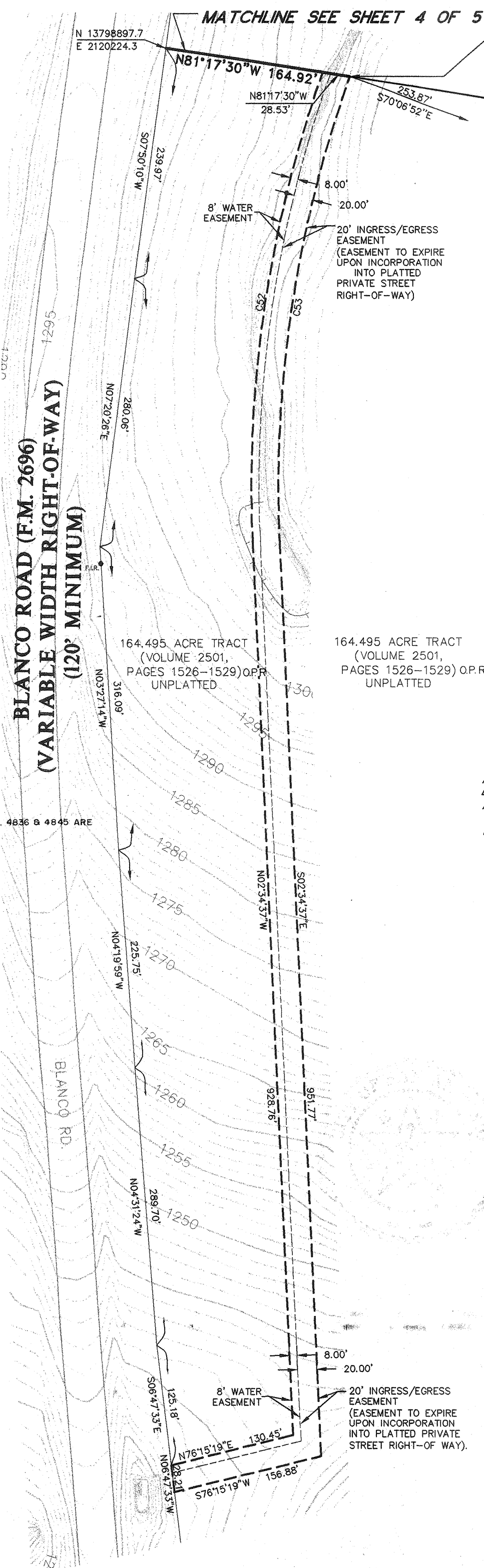
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF January A.D. 20 01
Rhonda Yerkey
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

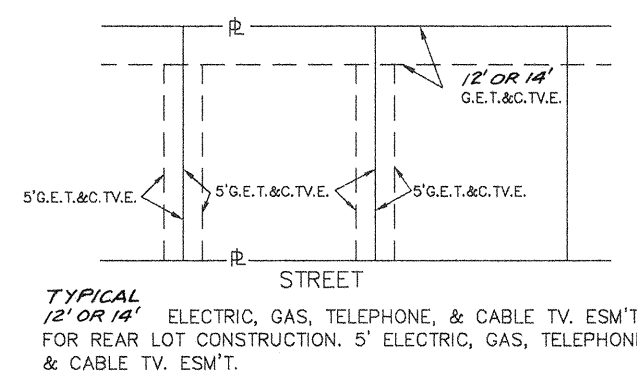
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A SUI ALIQUOT AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas S. Caratella known to me to be the person whose NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF January A.D. 20 01
Kathleen M. Celaya
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.42'	N82°10'44\"W
L2	10.99'	S82°10'44\"E
L3	22.26'	S82°10'44\"E
L4	8.00'	S07°57'00\"W
L5	42.54'	S52°47'59\"W
L6	42.38'	N37°06'52\"W
L7	7.00'	S07°57'00\"W

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERRECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS AS SHOWN ON BLOCK-1, LOT-27, BLOCK-9, LOT-1, AND BLOCK 5, LOTS 7, 8, AND 9.



CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	46°28'35\"	384.00'	164.89	311.49'
2	29°23'55\"	716.00'	187.83	367.38'
3	40°56'39\"	116.00'	43.31	82.89'
4	102°14'18\"	16.00'	19.84	28.55'
5	28°42'21\"	84.00'	21.49	42.09'
6	83°43'51\"	16.00'	14.34	23.38'
7	34°40'30\"	116.00'	36.21	70.20'
8	90°00'00\"	16.00'	16.00	25.13'
9	90°00'00\"	16.00'	16.00	25.13'
10	40°56'39\"	84.00'	31.36	60.03'
11	90°00'00\"	16.00'	16.00	25.13'
12	40°12'21\"	116.00'	42.46	81.40'
13	293°01'45\"	42.00'	—	214.80'
14	56°30'53\"	16.00'	8.60	15.78'
15	56°30'53\"	16.00'	8.60	15.78'
16	40°12'21\"	84.00'	30.74	58.94'
17	90°00'00\"	16.00'	16.00	25.13'
18	84°28'08\"	16.00'	14.53	23.59'
19	34°40'29\"	316.00'	98.65	191.24'
20	56°30'53\"	16.00'	8.60	15.78'
21	56°30'53\"	16.00'	8.60	15.78'
22	84°28'08\"	16.00'	14.53	23.59'
23	49°45'28\"	316.00'	146.54	274.43'
24	95°29'40\"	284.00'	312.63	473.34'
25	05°35'01\"	1234.00'	60.18	120.26'
26	05°53'12\"	1266.00'	65.09	130.07'
27	29°22'28\"	684.00'	179.28	350.67'
28	93°50'30\"	16.00'	17.11	26.21'
29	15°26'36\"	416.00'	56.41	112.13'
30	41°48'07\"	23.00'	8.78	16.78'
31	41°48'06\"	32.00'	12.22	23.35'
32	28°21'27\"	23.00'	5.81	11.38'
33	42°12'20\"	32.00'	12.35	23.57'
34	42°12'20\"	22.00'	8.49	16.21'
35	77°01'56\"	16.00'	12.73	21.51'
36	56°30'53\"	16.00'	8.60	15.78'
37	56°30'53\"	16.00'	8.60	15.78'
38	14°45'31\"	416.00'	53.88	107.16'
39	90°02'04\"	16.00'	16.01	25.14'
40	82°51'07\"	16.00'	14.12	23.14'
41	55°15'16\"	84.00'	43.96	81.01'
42	55°15'16\"	116.00'	60.71	111.87'
43	28°21'27\"	27.00'	6.82	13.36'
44	293°01'45\"	42.00'	—	214.80'
45	293°01'45\"	42.00'	—	214.80'
46	24°29'41\"	75.00'	16.28	32.06'
47	48°59'21\"	25.00'	11.39	21.38'
48	24°29'41\"	75.00'	16.28	32.06'
49	24°29'41\"	75.00'	16.28	32.06'
50	48°59'21\"	25.00'	11.39	21.38'
51	24°29'41\"	75.00'	16.28	32.06'
52	22°12'50\"	1274.00'	250.11	493.94'
53	22°27'46\"	1246.00'	247.42	488.49'
54	30°00'00\"	16.00'	4.29	8.38'

RHONDA YERKEY
Notary Public, State of Texas
My Commission Expires Apr 14, 2004

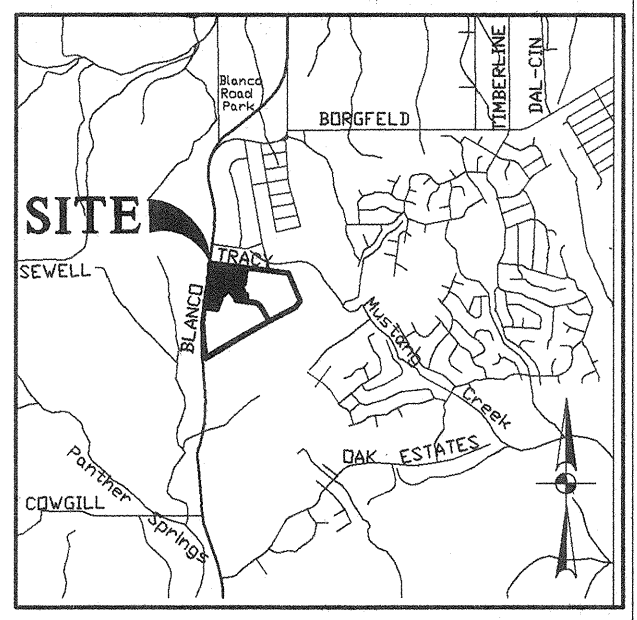
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.9000 FAX: 210.378.9010

SUBDIVISION PLAT
OF
CLEMENTSON RANCH, UNIT-1
(PLANNED UNIT DEVELOPMENT)

A 38.31 ACRE TRACT OF LAND OUT OF A 164.495 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2501, PAGES 1526-1529 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE GUADALUPE COLLEGE SURVEY NO. 419, ABSTRACT NO. 261, COUNTY BLOCK 4836, THE J. POITEVENT SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4845, THE P.J. POSS SURVEY NO. 348, ABSTRACT NO. 589, COUNTY BLOCK 4843 AND THE P.J. POSS SURVEY NO. 348 1/2, ABSTRACT NO. 286, COUNTY BLOCK NO. 4844, BEXAR COUNTY, TEXAS.

THIS PLAT OF CLEMENTSON RANCH, UNIT-1 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 28 DAY OF February A.D. 2001
BY: Robert J. Wandryns
CHAIRMAN
BY: [Signature]
SECRETARY

PLAT NO. 000263



LOCATION MAP
(NOT TO SCALE)

LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = CABLE TELEVISION
- ESM.T. = EASEMENT
- ST. = STREET
- F.I.R. = FOUND 1/2\" IRON ROD
- *F.I.R. = FOUND 1/2\" IRON ROD MARKED \"PAPE-DAWSON\"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. 1/2\" IRON ROD WITH YELLOW CAP MARKED \"PAPE-DAWSON\" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE TxDOT R.O.W. MAP FOR F.M. 2696.
 4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #AY1808).
 5. DIMENSIONS SHOWN ARE SURFACE.
 6. COMBINED SCALE FACTOR USED IS 0.99983.
 7. BEARING MUST BE ROTATED 0°0'0\" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
- TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY \"REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS.\" THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 1569.90 FEET.
 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
 5. STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF STORM WATER RUNOFF FROM ADJACENT PROPERTY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

Thomas C. Haber
REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF January A.D. 20 01
Rhonda Yerkey
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

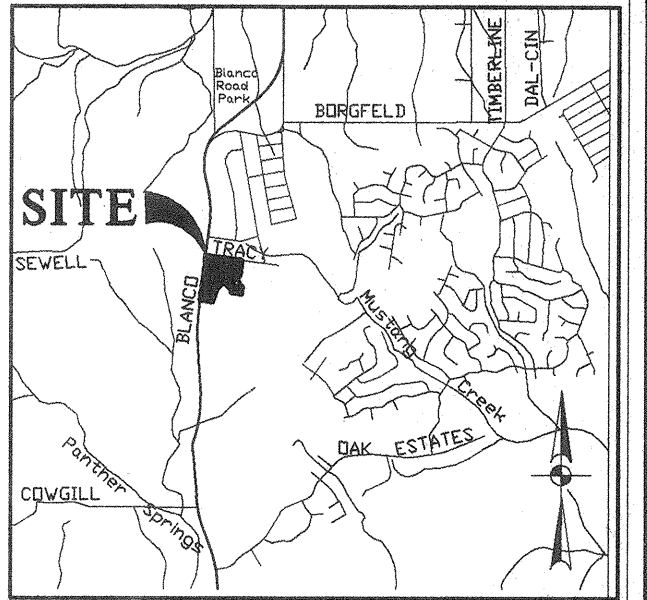
ON THIS THE 27th DAY OF March, 2001
ATTESTED:
[Signature]
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff
COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27 DAY OF June A.D. 2003 AT 11:04:31 M. AND DULY RECORDED THE 27 DAY OF June A.D. 2003 AT 1:15 P. M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY,
IN BOOK VOLUME 4558 ON PAGE 31
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27 DAY OF June A.D. 2003

COUNTY CLERK, BEXAR COUNTY, TEXAS
Susan Sepulveda

C-560 5 of 5



LOCATION MAP

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.T.V. = CABLE TELEVISION
ESM.T. = EASEMENT
ST. = STREET
F.I.R. = FOUND 1/2" IRON ROD.
F.R.R. = FOUND 1/2" IRON ROD MARKED
"PAPE-DAWSON"
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE 1907 R.O.W. MAP FOR F.M. 2696.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #A17808).
5. N: 13731522.2197 E: 2140520.8364 OBLATE, 1953 (P.I.D. #A17808)
6. N: 13731255.2812 E: 2127038.6019 BITTERS, 1953 (P.I.D. #A10072)
7. N: 13755684.2745 E: 2129377.7379
8. DIMENSIONS SHOWN ARE SURFACE.
9. COMBINED SCALE FACTOR USED IS 0.99983.
10. BEARING MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 1569.90 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
5. STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF STORM WATER RUNOFF FROM ADJACENT PROPERTY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

Thomas C. Hahn
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF January
A.D. 20 01 Rhonda Yerkey NOTARY PUBLIC

BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 27th DAY OF March, 2001

ATTESTED: Paul Elizondo

San Rubby
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Kickhoff
COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 19th DAY OF June, A.D. 2003 AT 11:10 A.M. AND DULY RECORDED THE 27th DAY OF June, A.D. 2003 AT 2:10 P.M. IN THE RECORDS OF Deeds and Plats

IN BOOK VOLUME 9558 ON PAGE 30

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27th DAY OF June A.D. 2003

COUNTY CLERK, BEXAR COUNTY, TEXAS
Susan Segura

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by near lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CLEMENTSON RANCH UNIT-1 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN CLEMENTSON RANCH UNIT-1 PUD SHALL BE THE RESPONSIBILITY OF CLEMENTSON RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS; PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. CLEMENTSON RANCH STREETS (LOT 1, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. CLEMENTSON RANCH GREENBELTS (LOT 1, BLOCK 1, LOT 1, BLOCK 8, AND LOT 2 & 3, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
7. EACH RESIDENTIAL LOT MUST MAINTAIN A MINIMUM OF 1/2 ACRE OF USABLE LAND OUTSIDE OF ALL EASEMENTS.
8. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

John R. Huchel
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF January
A.D. 20 01 Rhonda Yerkey NOTARY PUBLIC

BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas S. Garrett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF January
A.D. 20 01

KATHLEEN M. CELAYA
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
OF
CLEMENTSON RANCH, UNIT-1
(PLANNED UNIT DEVELOPMENT)

A 38.31 ACRE TRACT OF LAND OUT OF A 164.495 ACRE TRACT OF LAND, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2501, PAGES 1526-1529 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE GUADALUPE COLLEGE SURVEY NO. 419, ABSTRACT NO. 261, COUNTY BLOCK 4836, THE J. POITEVENT SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4845, THE P.J. POSS SURVEY NO. 348, ABSTRACT NO. 589, COUNTY BLOCK 4843 AND THE P.J. POSS SURVEY NO. 348 1/2, ABSTRACT NO. 286, COUNTY BLOCK NO. 4844, BEXAR COUNTY, TEXAS.

THIS PLAT OF CLEMENTSON RANCH, UNIT-1 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28th DAY OF January, A.D. 20 01

BY: Robert J. Wanders
CHAIRMAN
BY: [Signature]
SECRETARY

NOTE:
SEE SHEET 5 OF 5 FOR
CURVE AND LINE TABLE

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000 FAX: 210.375.8010

VRP#05-10-003

JOB No. 4911-00

SHEET 4 OF 5

C-560 4 of 5

Doc# 20030162250
Book: 9538
Page: 29
Filed: 11/18/03
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGER
COURTHOUSE SEC 5
\$ 5.00
\$ 1.00

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CLEMENTSON RANCH UNIT-1 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN CLEMENTSON RANCH UNIT-1 PUD SHALL BE THE RESPONSIBILITY OF CLEMENTSON RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. CLEMENTSON RANCH STREETS (LOT 1, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. & WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. CLEMENTSON RANCH GREENBELTS (LOT 1, BLOCK 1, LOT 1, BLOCK 8 AND LOT 2 & 3, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. & WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
7. EACH RESIDENTIAL LOT MUST MAINTAIN A MINIMUM OF 1/2 ACRE OF USABLE LAND OUTSIDE OF ALL EASEMENTS.
8. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF January
A.D. 20 01

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas S. Garrett KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF January
A.D. 20 01

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF CLEMENTSON RANCH, UNIT-1 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 28 DAY OF January A.D. 20 01

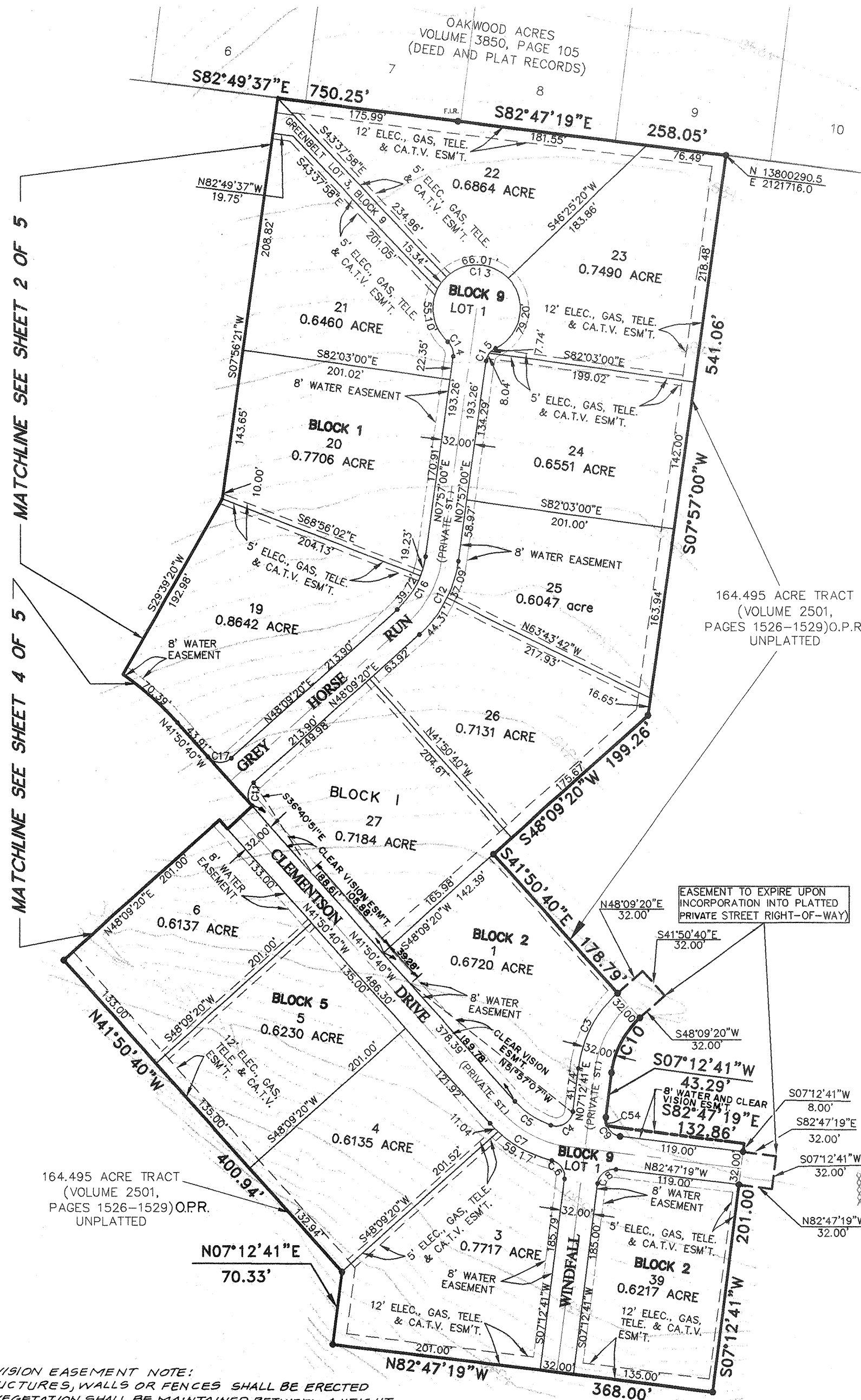
BY: County Clerk
CHAIRMAN

BY: Secretary
SECRETARY

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERRECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS AS SHOWN ON BLOCK-1, LOT-27, BLOCK-9, LOT-1, AND BLOCK-5, LOTS-7, 8, AND 9.

SUBDIVISION PLAT
OF
CLEMENTSON RANCH, UNIT-1
(PLANNED UNIT DEVELOPMENT)

A 38.31 ACRE TRACT OF LAND OUT OF A 164.495 ACRE TRACT OF LAND, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2501, PAGES 1526-1529 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE GUADALUPE COLLEGE SURVEY NO. 419, ABSTRACT NO. 261, COUNTY BLOCK 4836, THE J. POITEVENT SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4845, THE P.J. POSS SURVEY NO. 348, ABSTRACT NO. 589, COUNTY BLOCK 4843 AND THE P.J. POSS SURVEY NO. 348 1/2, ABSTRACT NO. 286, COUNTY BLOCK NO. 4844, BEXAR COUNTY, TEXAS.



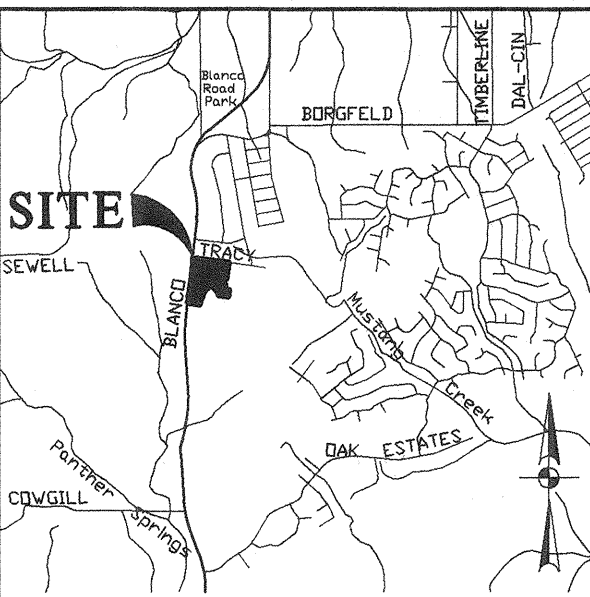
SCALE: 1" = 100'

NOTE:
SEE SHEET 5 OF 5 FOR
CURVE AND LINE TABLE

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S)
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE
AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT
NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PLAT NO. 000263



LOCATION MAP
(NOT TO SCALE)

LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.T.V. = CABLE TELEVISION
- ESM'T. = EASEMENT
- ST. = STREET
- F.I.R. = FOUND 1/2" IRON ROD
- *F.I.R. = FOUND 1/2" IRON ROD MARKED
- "PAPE-DAWSON"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE TxDOT R.O.W. MAP FOR F.M. 2696.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #AY1808).
5. N: 13731522.2197 E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961)
6. N: 13731295.2612 E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072)
7. N: 13756584.2745 E: 2129377.7379
8. DIMENSIONS SHOWN ARE SURFACE.
9. COMBINED SCALE FACTOR USED IS 0.99983.
10. BEARING MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 1569.90 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
5. STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF STORM WATER RUNOFF FROM ADJACENT PROPERTY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF January
A.D. 20 01

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 27th DAY OF January 20 01

ATTESTED: Paul Elizondo
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

Gerry Rickhoff
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF June A.D. 2003 AT 11:00 A.M. AND DULY RECORDED IN THE RECORDS OF THE 21 DAY OF June 2003 AT 2:00 P.M. IN THE RECORDS OF IN BOOK VOLUME 9558 ON PAGE 29

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF June A.D. 2003

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Susan Sepulveda

Book: 20030162249
Page: 3558
Filed: 07/20/03
11:10:10 AM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGER
COURTHOUSE SECU

C.P.S. NOTE:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easement and right-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
- Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
- Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CLEMENTSON RANCH UNIT-1 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN CLEMENTSON RANCH UNIT-1 PUD SHALL BE THE RESPONSIBILITY OF CLEMENTSON RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. CLEMENTSON RANCH STREETS (LOT 1, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

6. CLEMENTSON RANCH GREENBELTS (LOT 1, BLOCK 1, LOT 1, BLOCK 8 AND LOT 2, BLOCK 9, C.B. 4836 & 4845) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. EACH RESIDENTIAL LOT MUST MAINTAIN A MINIMUM OF 1/2 ACRE OF USABLE LAND OUTSIDE OF ALL EASEMENTS.

8. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.

WASTE WATER EDU NOTE

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF January A.D. 20 01

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

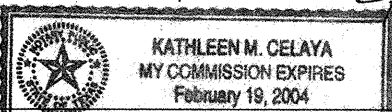
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas S. Carruth, known to me to be the person whose NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31st DAY OF January A.D. 20 01



BEXAR COUNTY, TEXAS

BLANCO ROAD (F.M. 2696)
(VARIABLE WIDTH RIGHT-OF-WAY)
(120' MINIMUM)

SCALE: 1" = 100'

SUBDIVISION PLAT
OF
CLEMENTSON RANCH, UNIT-1
(PLANNED UNIT DEVELOPMENT)

A 38.31 ACRE TRACT OF LAND OUT OF A 164.495 ACRE TRACT OF LAND, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2501, PAGES 1526-1529 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE GUADALUPE COLLEGE SURVEY NO. 419, ABSTRACT NO. 261, COUNTY BLOCK 4836, THE J. POITEVENT SURVEY NO. 1, ABSTRACT NO. 602, COUNTY BLOCK 4845, THE P.J. POSS SURVEY NO. 348, ABSTRACT NO. 589, COUNTY BLOCK 4843 AND THE P.J. POSS SURVEY NO. 348 1/2, ABSTRACT NO. 286, COUNTY BLOCK NO. 4844, BEXAR COUNTY, TEXAS.

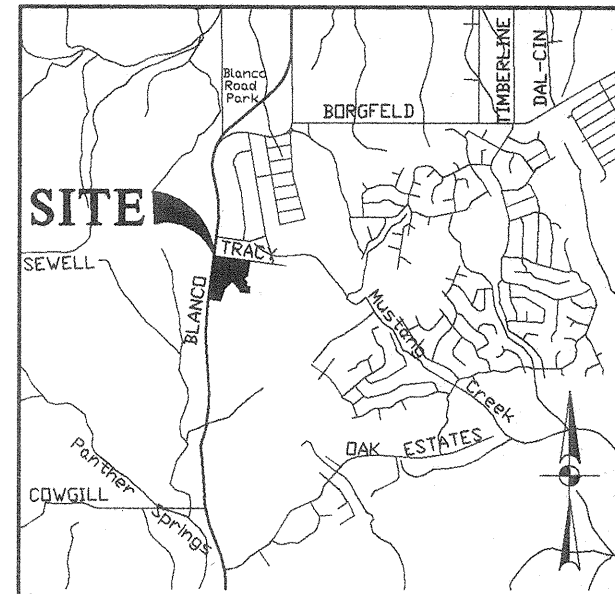
THIS PLAT OF CLEMENTSON RANCH, UNIT-1 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF January A.D. 2001
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PLAT NO. 000263



LOCATION MAP

(NOT TO SCALE)

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.T.V. = CABLE TELEVISION
ESMT. = EASEMENT
ST. = STREET
F.I.R. = FOUND 1/2" IRON ROD
F.I.R. = FOUND 1/2" IRON ROD MARKED
"PAPE-DAWSON"
O.P.R. = OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY, OF BEXAR COUNTY,
TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS.

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE TxDOT R.O.W. MAP FOR F.M. 2696.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #41808).
- 13731522.2197 E: 2140520.8364 OBLATE, 1953 (P.I.D. #41961)
13731295.2612 E: 2127038.6019 BITTERS, 1953 (P.I.D. #410072)
- 13756584.2745 E: 2128377.7379
- DIMENSIONS SHOWN ARE SURFACE.
- COMBINED SCALE FACTOR USED IS 0.99983.
- BEARING MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 1589.90 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF STORM WATER RUNOFF FROM ADJACENT PROPERTY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF January A.D. 20 01

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 27th DAY OF March, 2001

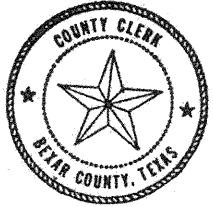
ATTESTED:

[Signature] COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR
Gerry Rickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27 DAY OF June A.D. 2003 AT 11:00 A.M. AND DULY RECORDED THE 27 DAY OF June A.D. 2003 AT 2:00 P.M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY,
IN BOOK VOLUME 9558 ON PAGE 28

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27 DAY OF June A.D. 2003

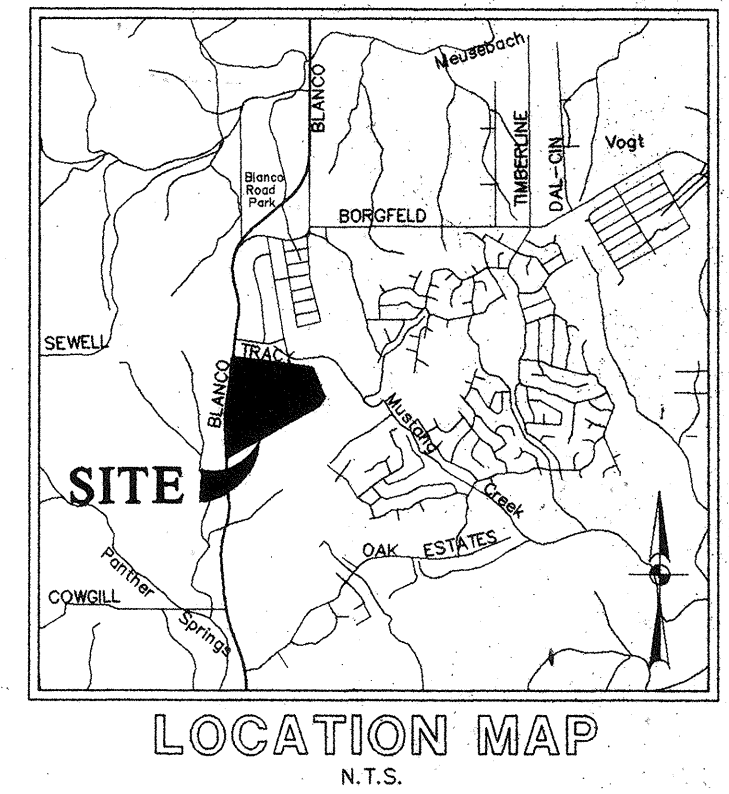
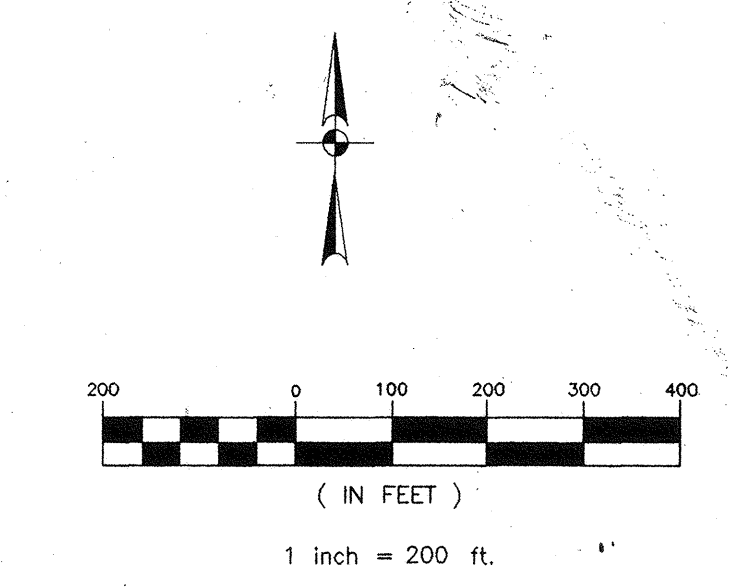


COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature]

NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

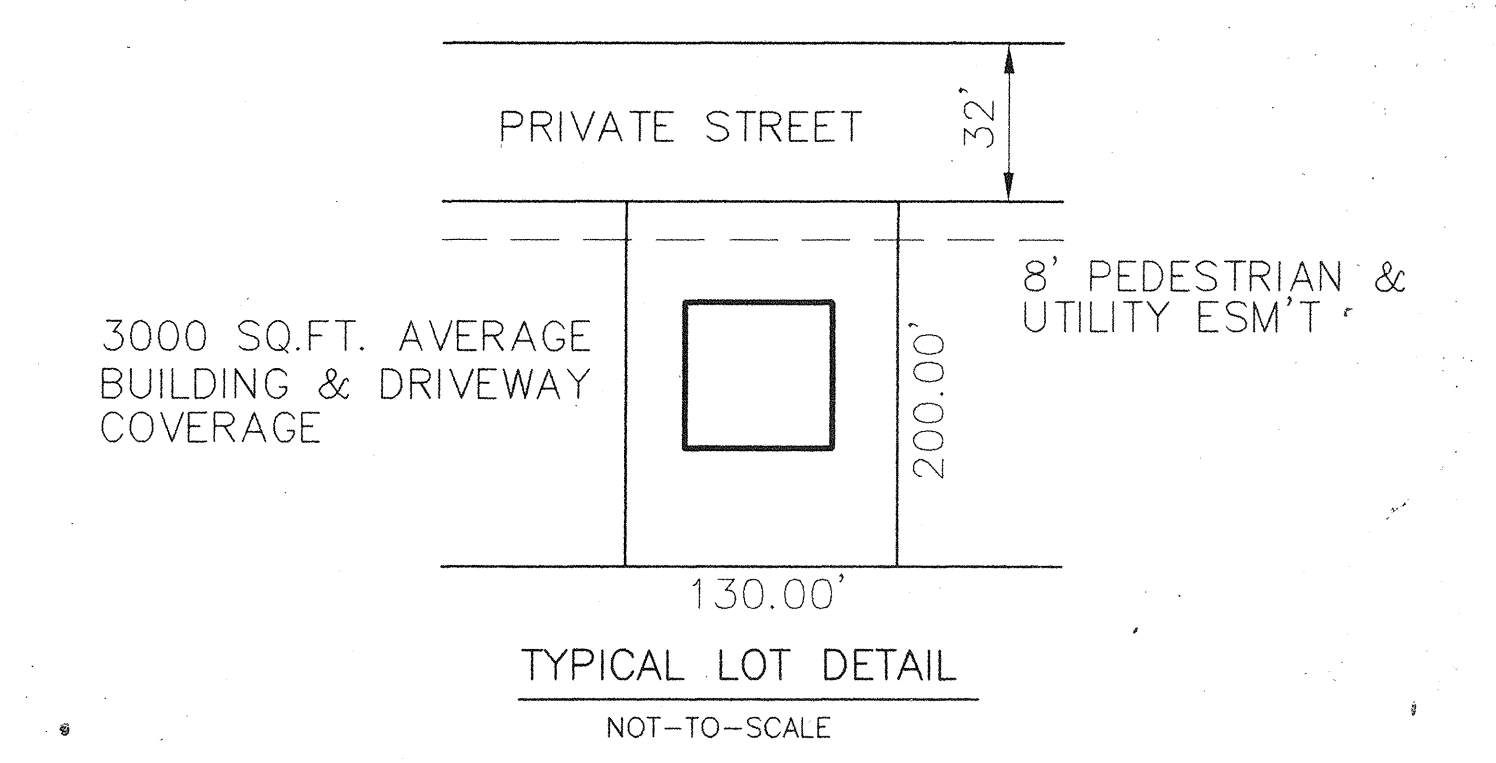
LEGEND:

- PUD/POADP
- 200' R. O/S
- PROPERTY OWNER INFORMATION



NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

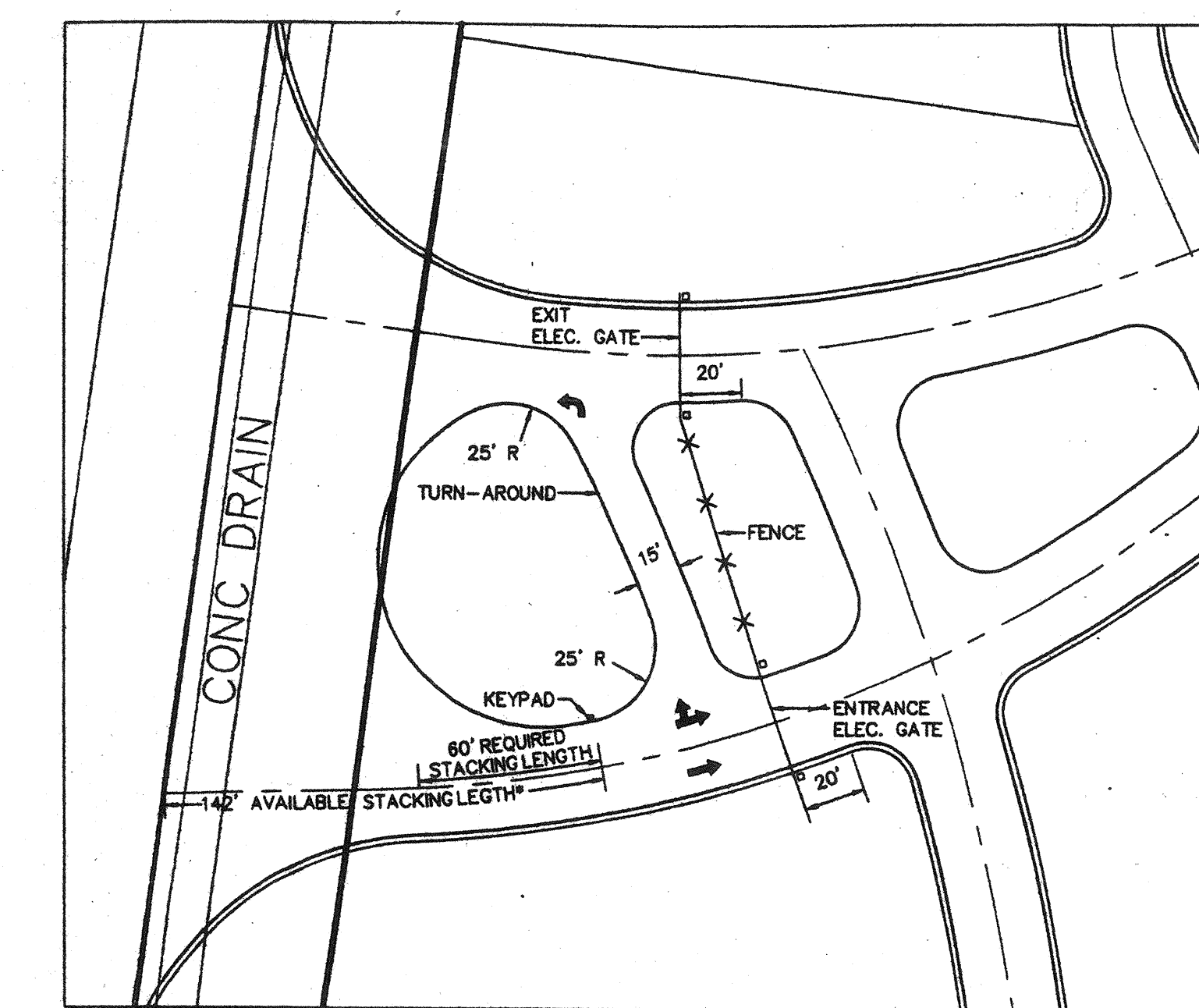
- NOTE:
- DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
 - SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
 - WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
 - GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.
 - INGRESS/EGRESS ROAD INTO TIMBERWOOD PARK FOR EMERGENCY USE ONLY.
 - SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.



NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK
ALL TYPICAL PERIMETER LOTS SHALL HAVE A 20' SETBACK EXCEPT THOSE LOCATED AROUND CUL-DE-SACS WHICH WILL HAVE A 10' SETBACK.

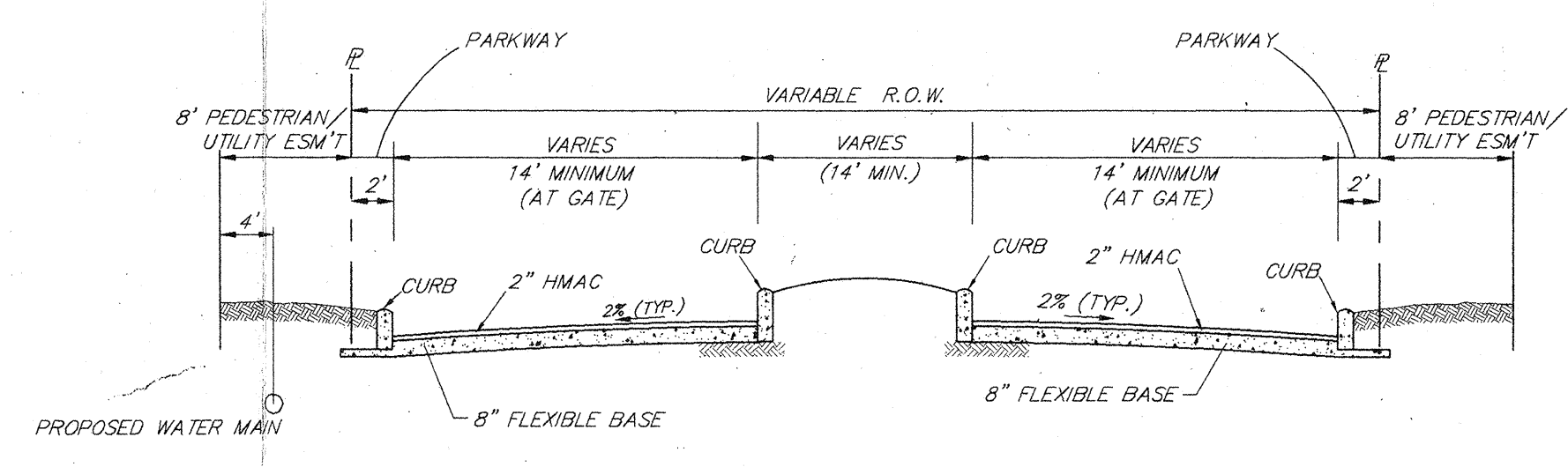
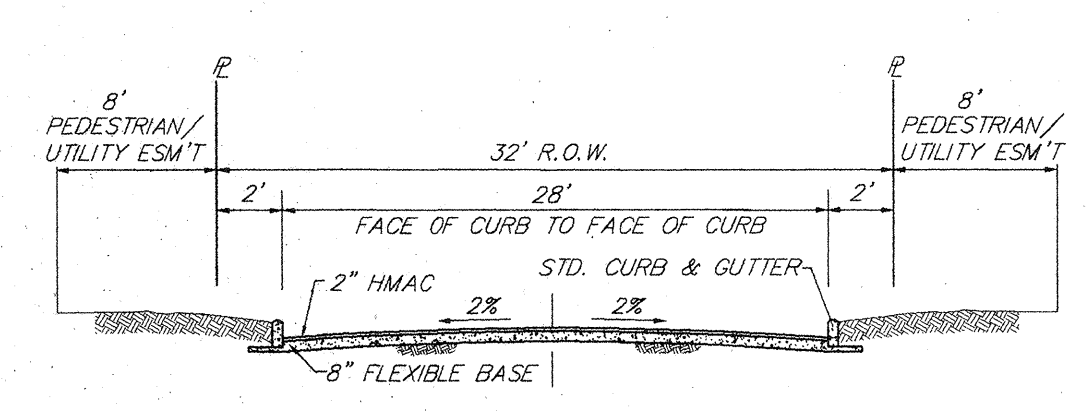
DEVELOPER:
GARRETT BROTHERS PROPERTIES
830 NE Loop 410, Suite 512
San Antonio, Texas 78209
Phone: (210) 826-2321
FAX: (210) 824-5253

SANITARY SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
WATER: BEXAR METROPOLITAN WATER DISTRICT
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY



OPEN SPACE RATIO AND DENSITY TABLE								
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1*	RESIDENTIAL/RECREATIONAL	36.90	44	1.19	3.03	4.30	29.67	80.1
2	RESIDENTIAL	57.73	81	1.40	5.58	5.60	46.55	80.6
3	RESIDENTIAL	69.13	78	1.13	5.37	5.50	58.26	84.3
TOTAL		163.76	203	1.24	13.98	15.40	134.38	82.1

* UNIT-1 INCLUDES A 3.6 ACRE RECREATION LOT



PAPE-DAWSON ENGINEERS
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 11 AM 11:05

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

CLEMENTSON RANCH
(UNITS 1, 2 AND 3)

PUD/POADP PLAN

JOB NO. 4911.00 DATE: MARCH 29, 2000

APPROVED
PLANNING DEPARTMENT
C. L. L. 8-23-00
8-23-00

POADP #: 674
PUD #: 00-014

VRP# 05-10-003

4911.00

RECEIVED
00 AUG -7 AM 9:56
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Permit File # 05-10-003



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 05-10-003

Assigned by city staff

Date: 10/01/04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 11 AM 11:04

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Garrett Brothers Properties

Phone: (210) 826-2321 Fax: (210) 826-5253

Address: 830 NE Loop 410, Suite 203

City: San Antonio State: TX Zip code: 78209

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Jesse Pacheco

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Clementson Ranch

(c) (k) Site location or address of Project and Legal description: _____

The site is located on the east side of Blanco Road, approximately 6 miles north of Loop 1604.

Legal Description: A 164.0 acre tract of land out of the Guadalupe Survey No. 419, Abstract No. 261, County Block 4836, the J. Poitevent Survey No. 1, Abstract No. 602, County Block 4885, the P.J. Poss Survey No. 348, Abstract No. 589, County Block 4843, the P.J. Poss Survey No. 348 1/2, Abstract 286, County Block 4844, recorded in Volume 2501, Page 1526-1529 of the Deed Records of Bexar County, Texas.

Permit File # 05-10-003

Council District N/A ETJ YES Over Edward's Aquifer Recharge? () yes (☒) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 7, 143, 840

(e) Total area of impervious surface, in square feet 1, 217, 502

(f) Number of residential dwellings units, by type; 4, Single-Family

(g) Type and amount of non-residential square footage; 0

(h) Phases of the development, (If Applicable); 4

4. What is the date the applicant claims rights vested for this Project? 7-13-00

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Infrastructure of Unit 1 has been completed and now is in the process of home construction.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
OCT 11 AM 11:04

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Clementson Ranch # 674
 Date accepted: 7-13-00 Expiration Date: 1-12-02 MDP Size: 164 acres

• **P.U.D. PLAN**

Name: Clementson Ranch # 00-014
 Date accepted: 8-23-00

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____
 Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 OCT 11 AM 11:04

• **Approved Plat**

Plat Name: Clementson Ranch, Unit-1 Plat # 000263 Acreage: 28.76 Approval
 Date: 2-28-01 Plat recording Date: 6-27-03 Expiration Date: _____ Vol./Pg. 9558/27-31

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

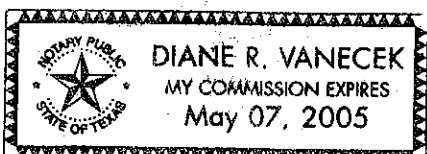
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: THOMAS S. GARRETT, JR. Signature: [Signature] Date: 10-1-04

Sworn to and subscribed before me by Thomas S. Garrett, Jr. on this 1st day of October in the year 2004, to certify which witness my hand and seal of office.



[Signature]
 Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-10-003

Assigned by city staff

Date: 10/29/04

☒ **Approved**

☐ **Disapproved**

Review By: _____


Development Services Department

Date: _____

Comments: As per City attorney comments the application is approved as requested. As of July 13, 2003 for four (4) single family dwelling units as requested, the date of approval of the Clementson Ranch POADP #674, provided that the applicant provides the specific location of the four (4) dwelling units. This is not a recommendation for approval of vesting for 164.495 acres of land as the specific project is not identified. This application may be returned to the applicant as the supporting documentation indicates an error in the application.



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ Accepted

☐ Rejected

Completeness Review By: Angie

Date: 3/18/04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
OCT 11 AM 11:02

GARRETT BROTHERS BUILDERS

1047

City of San Antonio
114 W. Commerce, 19th Fl
San Antonio, Tx 78201

Invoice No Date
addtl Vestro Rts Fees
10/06

Amount	Discount	Net Am
CLEMENTSON RANCH UNIT 2		
340.00	0.00	340

DATE
10/06/04

TOTAL= \$340

CHECK NUMBER
00010475

GARRETT BROTHERS BUILDERS
830 N.E. LOOP 410 SUITE #203 826-2321
SAN ANTONIO, TX 78209

WELLS FARGO BANK OF TEXAS, N.A.
88-65/1119

00010475

1047

**** THREE HUNDRED FORTY & 00/100 DOLLARS

PAY
TO THE
ORDER
OF:

DATE AMOUNT

10/06/04 *****\$340.

City of San Antonio
114 W. Commerce, 19th Fl
San Antonio, Tx 78201


AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈010475⑈ ⑆111900659⑆ 0367 519253⑈

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 11 AM 11:02